



Correspondence for May 21 agenda
Fran Zohns to: cr_board_clerk Clerk Recorder

05/20/2013 11:00 AM



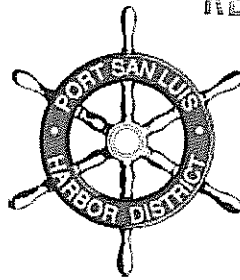
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Fran Zohns
Board of Supervisors
San Luis Obispo County
(805)781-5450

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P.O. BOX 249 • AVILA BEACH
CALIFORNIA 93424
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www.portsanluis.com

STEPHEN A. McGRATH
THOMAS D. GREEN
PHILLIP J. SEXTON, CPA

Harbor Manager
Legal Counsel
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to the
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May 18, 2013

Honorable Board of Supervisors
Supervisor Paul Teixeira, Chairman

MAY 20 2013

Via e-mail only

Re: Avila parking lot; deed restriction

Board of Supervisors
San Luis Obispo County

Dear Chairman Teixeira,

The District submitted a letter in regard to Board Business Item #4 for consideration on May 21, 2013: "Request to approve a notice to preserve deed restrictions on the main parking area at First and San Francisco Streets in Avila Beach, owned by the Port San Luis Harbor District."

The staff report to your Board was not available at the time of the Harbor Commission discussion. In light of that, and absent further discussion by the Harbor Commission, I respectfully submit the following.

The letter from Harbor Commission President Drew Brandy focused on the District's 60 year history of effectively managing District properties for the benefit of the public.

The District has also looked forward and committed to its role in preserving and enhancing coastal access through the adoption of its Master Plan, significant portions of which were incorporated into the Local Coastal Plan:

From the District's Master Plan:

Tomorrow...

The Avila Beach Parking Lot will continue to provide parking to support visitors to the Avila Beach and Pier, using parking lot revenues for beach maintenance and operations ... Although it is not the preferred parking arrangement, the lot may serve as an off-season (winter) staging area for Lighthouse parking needs. Also during off-season periods, the Port may consider allowing the community to use the lot for Special Events... (Page 2-17)

From the County's San Luis Bay Area Plan:

PORT SAN LUIS DISTRICTWIDE GOALS AND POLICIES

The following goals and policies apply only to lands owned or controlled by the Port San Luis Harbor District...

Priorities, Services, And Facilities

1. Priorities for Development of Facilities and Allocation of Service Capacity. **Use priorities and policies of the California Coastal Act** when determining the appropriateness of proposed uses and developments and allocating service capacity...(emphasis added)

2.c. Parking. Maintain adequate parking to accommodate Harbor users and visitors. New development shall provide parking consistent with the County Coastal Zone Land Use Ordinances and the Avila Specific Plan. (Pages 8-6, 7)

Avila Beach, Pier, and Parking Lot. ...

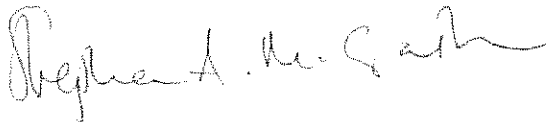
Goal: An attractive recreational beach and pier, **convenient and adequate parking**, and complementary coastal dependent, marine-related, and visitor-serving retail establishments in appropriate locations...

8. Limitation on Use-Avila Parking Lot. Allow parking and related landscaping, overlooks, restrooms, shuttle or transit station, outdoor retail sales, temporary events, public safety facilities, accessory storage, eating and drinking places, affordable workforce housing, and visitor uses consistent with the Avila Beach Specific Plan (Pages 8-26:28)

I bring this to your attention in order to emphasize the District's commitment to serving the public, and that evidence of this commitment is not just based on our past actions, but in our future planning.

Thank you for your consideration, and I look forward to addressing your Board on May 21.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve McGrath", written in a cursive style.

Steve McGrath
Harbor Manager

cc: Harbor Commission